

100% Leased!

NOW OPEN!



Downtown Kirkland Square

255 CENTRAL WAY | KIRKLAND, WA 98033

Steven E. Olsen
425.283.5465
steveo@jshproperties.com

 JSH | PROPERTIES, INC.
425.455.0500 | JSHPROPERTIES.COM

*Close to Google, Tableau,
and Kirkland Marina*

**Jing Jing Go
Asian Market
OPENING SOON!**

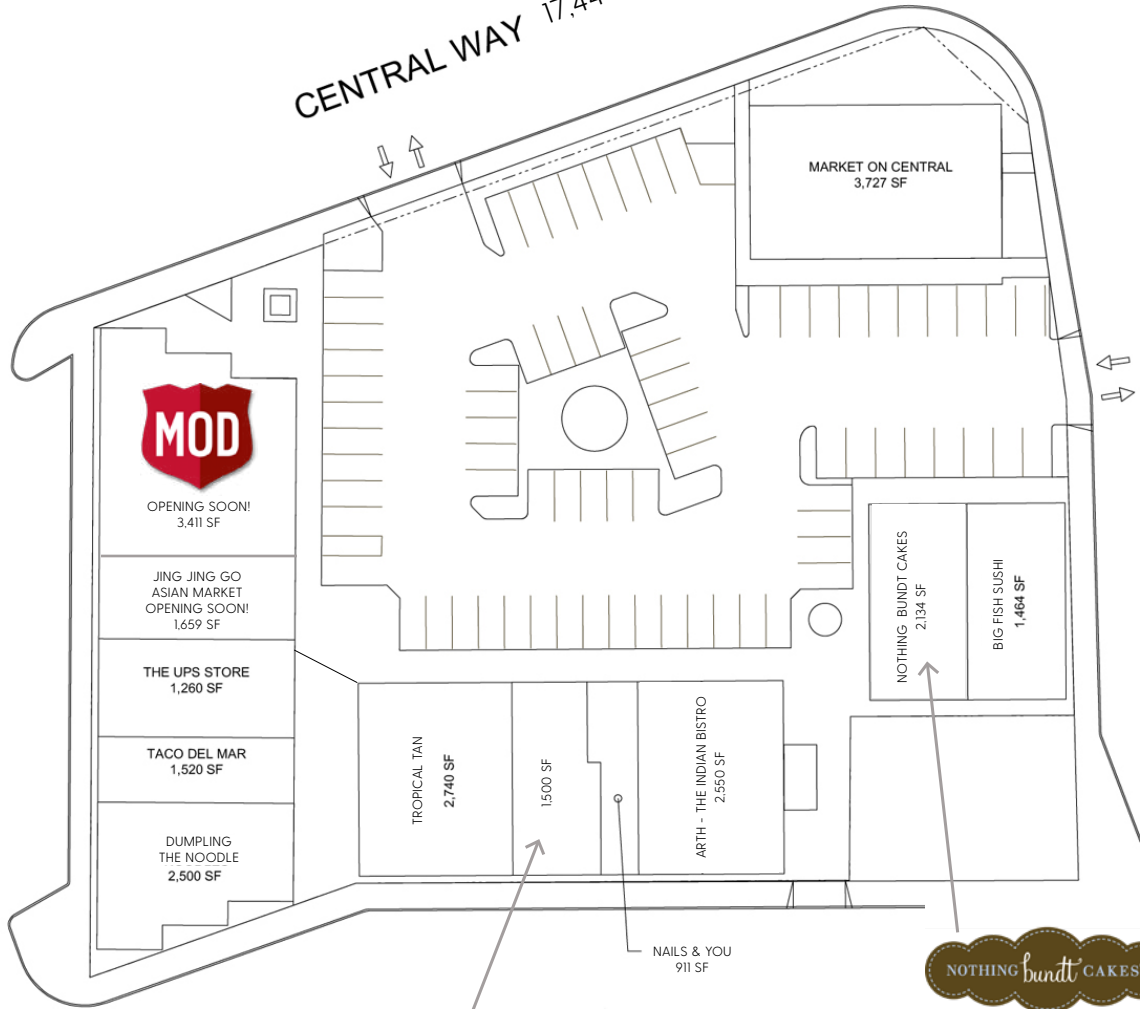
MOD OPENING SOON!





CENTRAL WAY 17,440 VPD

MAIN STREET



THIRD STREET



AT&T

PARK LANE

Highlights

- Irreplaceable location on downtown's busiest street in Kirkland.
- Fantastic demographics!
- Rare downtown Kirkland parking
- Close to Google, Tableau, and Kirkland Marina
- \$45.00 PSF/YR + NNN
- NNN = \$12.13 PSF/YR and includes water/garbage*
- No intensive parking uses.

Merchants

1	MOD Pizza Opening Soon!	3,411 SF
2	Jing Jing Go Asian Market Opening Soon!	1,659 SF
3	The UPS Store	1,260 SF
4	Taco Del Mar	1,520 SF
5	Dumpling The Noodle	2,500 SF
6	Tropical Tan	2,740 SF
7	AT&T	1,500 SF
8	Nails & You	911 SF
9	ARTH - The Indian Bistro	2,550 SF
10	Nothing Bundt Cakes	2,134 SF
11	Big Fish Sushi	1,464 SF
12	Market On Central	3,727 SF

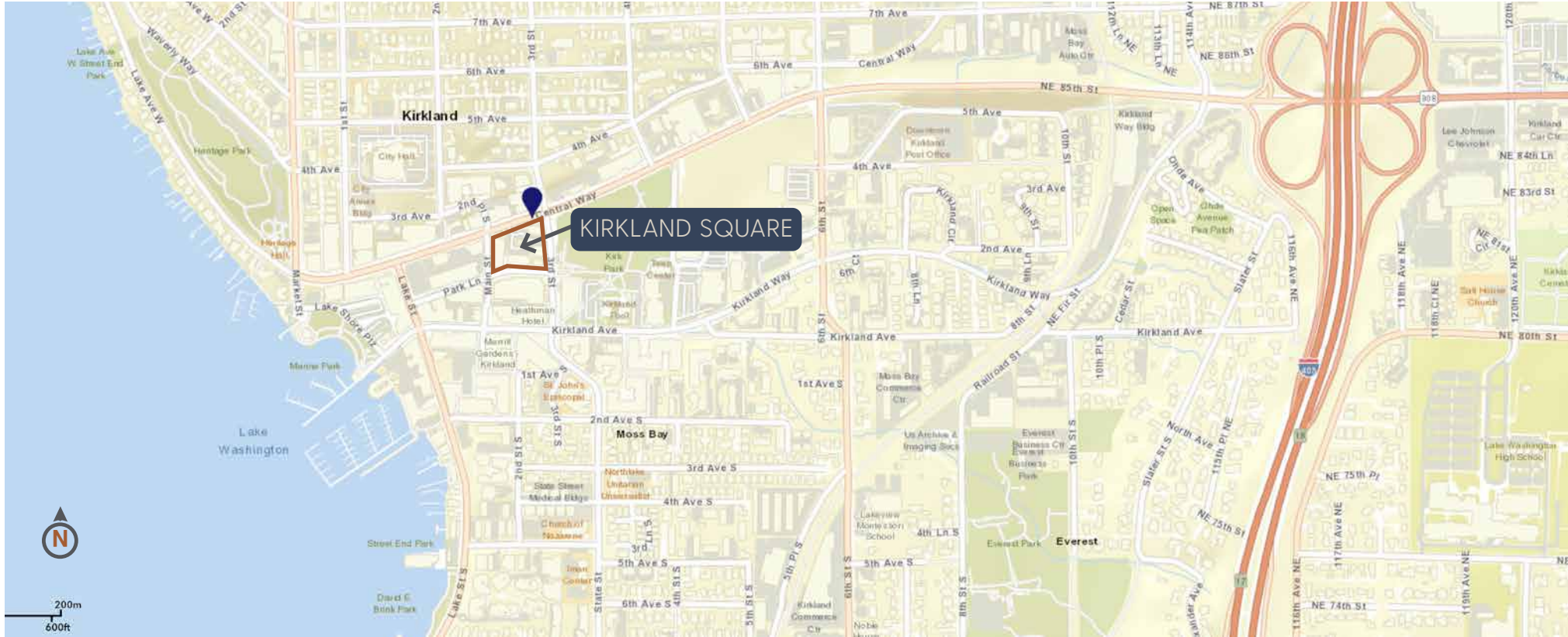




2023 Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	16,280	92,288	318,954
HOUSEHOLDS	7,848	39,091	132,103
DAYTIME EMPLOYEES	19,924	105,729	391,869
AVERAGE HH INCOME	\$213,708	\$203,270	\$203,776

KIRKLAND SQUARE AERIAL SITE MAP



425.455.0500 | JSHPROPERTIES.COM

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLANS ARE NOT TO SCALE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.